

DESIGN, CONSTRUCTION, OPERATION, AND MAINTAINANCE CRITERIA

Proposers General Qualifications

The proposer shall meet the following minimum qualifications:

- Demonstrated experience in managing a large design team, coordinating and managing multiple partner tenant organizations, and operating and managing multiple public programming activities.
- Demonstrated experience in planning, designing, permitting, building, and operating and maintaining a large multi-use facility consistent with the proposed uses.
- Submit schematic design(s) for building and/or site improvements to SPR and other required permitting agencies for review and approval.
- Provide funding for all aspects of design, permitting and building and/or site improvements.
- Be able to communicate and work with the various agencies involved in this process including but not limited to City of Seattle, Seattle Department of Planning and Development (DPD), Seattle Department of Transportation (SDOT), Seattle Landmark Preservation Board (LPB), National Park Service (NPS), General Services Administration (GSA), and other departments/agencies as required.
- Demonstrate the capacity, experience and ability to sustain proposed activities/use(s) without city funding or other support.
- Demonstrated ability to provide ongoing building and/or site maintenance and repairs as required over the negotiated agreement term.
- Adherence to all permitting requirements at all stages of construction and ongoing operations.
- Demonstrated knowledge of current technologies and design options available for construction and operations.
- All structures and utility systems including water and sewage systems, fire suppression system, electrical system, and telecommunications systems shall be designed by professional licensed engineers. All construction documents and associated calculations shall be stamped/sealed by professional engineers licensed in Washington state experienced in the design of building structures and utilities.

General Principals and Guidelines

- Proposed building and/or site improvements may be completed in phases over a maximum period of ten (10) years from City Council approval. The number of phases and timing for completion of each phase shall be negotiated with SPR and dependent upon land use, building and/or fire code requirements. Phased improvements shall factor in existing range of conditions and remaining serviceable life, level of use and market demand, and other factors. Such allowances will also factor in the time needed to secure the necessary and appropriate local, state, and/or federal permits for the improvements.
- Ownership of the real estate, and other property that constitutes the building and/or site will remain the property of the City.
- The successful proposer will collect and retain revenue generated at Building 2. The proposer will specify in their proposal an annual revenue sharing plan delineating in detail retainage of revenue by the proposer and payment of rent to SPR.
- For improvements that require land use, building or environmental permits, the successful proposer must submit design drawings and accessory documents to SPR for review and approval prior to submittal to permit agencies.
- The successful proposer must secure the necessary financing to make improvements to Building 2.
- A detailed anticipated construction schedule for proposed improvements including a timeline for submitting and securing all required permits from permitting agencies shall be submitted with the proposal.
- Implement a design process and submit design concepts and drawings that are consistent with City of Seattle land use and building codes and published standards of practice for building design and redevelopment.

- Following Award of contract, during design period, submit interim design submittals via a single hard copy and an electronic copy to SPR for general review and comment at approximately at the 30%, 60%, and 90% stages of design for major improvements.
- Because Building 2 is city-owned, the proposer must ensure that all improvements are 100% compliant to ADA design standards under both Titles II and III.

Preconstruction Repairs and Maintenance

During the period from City Council approval of the agreement to the schedule for actual construction, the successful Proposer will complete basic maintenance and repairs to Building 2 to limit damage to the building envelope as follows:

Roof repairs

Window repairs

Codes and Zoning

- In the construction and alteration of the Premises, Lessee shall comply with all applicable laws and regulations including but not limited to the Americans with Disabilities Act (ADA) and its design standards under both Titles II and III thereof. All work must comply with ADA requirements.
- All work must meet City of Seattle Codes including Building, Fire, and all other applicable Codes.
- Design must meet all other applicable codes including State Electrical Code, Health Codes, Washington Administrative Codes, and other code requirements applicable to the elements of work.
- Prevailing Wage. All construction labor must meet prevailing wage criteria.

Construction Criteria

Proposer shall be responsible for all building and/or site demolition and legal reuse or disposal of all existing infrastructure to be removed. All demolition debris shall be disposed at a permitted legal landfill or other legal disposal site.

A detailed schedule shall be provided to SPR for information purposes showing sequence and phasing of construction. The schedule shall be updated on a weekly basis during active construction periods. The schedule shall show required utility shutdowns, major deliveries, and other activities that would impact adjacent tenants and property owners, and park visitors.

Successful proposer shall be responsible for coordination with adjacent property owners and tenants to minimize all construction impacts. Comply with all City requirements including but not limited to use of right of way, haul routes, allowable working hours, and other construction activity requirements.

Follow requirements for utility system location and marking prior to all site excavation or work that may impact existing utilities.

Minimize disruption of utility systems for utility cutovers and connections. Provide adequate notification to all affected tenants and adjacent property owners of planned utility shutdowns including estimated timing and duration.

Preserve and protect all adjacent site improvements including parking areas, landscaping, buildings, and utility infrastructure. Restore any damaged facilities caused by construction activities to their original conditions.

Prepare, implement, and update as required a Site Safety Plan for all construction activities.

Prepare, implement, and update as required all environmental and archaeological control plans and methods as required by codes and permits during construction activities. These plans shall include but are not limited to the following:

- Demolition and Disposal Plan and Controls
- Waste Management Plans and Controls
- Air Quality Controls
- Water Quality Controls
- Historical and Archeological Resources Plan and Controls

Provide, implement, and update as required all Temporary Facilities and Controls including but not limited to the following:

- Traffic Safety and Control Plans
- Temporary utilities for construction
- Temporary waste and hauling facilities
- Temporary sanitary facilities
- Project signage and information

Provide consistent and continuous Quality Control and Assurance throughout the design and construction process.

- Design Quality Control Manager and Construction Quality Control Manager shall be designated and shall be responsible for overall quality control during design and construction respectively. The two QC managers shall coordinate to assure that the design quality intent is carried through to the final constructed facilities.
- Provide Special Inspections as required by the City Building Permit.
- Coordinate and conduct period coordination and meetings with SPR during construction to discuss project progress and any project issues.
- Provide final commissioning and testing of all completed facility elements such as utility systems and equipment prior to occupancy. All commission and testing of systems shall be conducted prior to close out of the construction phases of the projects.
- Pressure testing and disinfection of potable water lines shall be conducted per City requirements.
- All required inspections including City Department of Planning and Development (DPD) inspections shall be conducted and completed prior to occupancy of any areas or systems requiring final inspections by local and state agencies.
- Closeout and acceptance by Designers of Record shall be completed at the end of each major construction phase.
- A copy of final record drawings for all facility improvements shall be provided to SPR, this include a single hard copy and an electronic copy.

A copy of Operations and Maintenance manuals will be provided to SPR.

Operation of Public Programming and Activities

Public programming and activities within Building 2 may or may not be limited by a Recreation Use Deed Covenant to solely “*parks and recreation uses in perpetuity*”. Currently this Covenant applies to Building 2

and other buildings conveyed to DPR by the National Park Service. If the Proposer desires to offer other public programming and activities which meet the redevelopment goals for Magnuson Park, but not solely “parks and recreation uses”, they may propose these. However the Proposer must clearly identify these anticipated uses and how their location within Building 2 would meet the building design requirements of a “Historic Monument Public Benefit Conveyance”.

For all proposed public programming and activities the Proposer must identify a sole lead entity or organization which will be responsible for all areas within Building 2 and/or adjacent site areas. The Proposal must identify the lead entity’s experience in managing multiple partner tenants, and especially how building and adjacent area spaces will be managed to ensure equitable public programming. The Proposal must also demonstrate how the lead entity will manage the timely collection of rent, annual and monthly maintenance schedules.

Special events connected or not connected to partner tenants and their spaces may be permissible. However these will need to be identified in the annual operation management plan submitted each year to SPR. Also all special events with proposed attendance at or greater than 300 persons will require approval in advance by SPR. This is to ensure that single or multiple events of this size do not conflict with other special events and/or the site circulation system.